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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/05/07 12:32 2 pgs
Fees:13.00 Taxes:832.50

20070205-0014787

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January 2007

Notary Public

MY COMMISSION EXPIRES: 4/22/07

DANIEL L. WISCHHOF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yona Boyd-Holman (NAME)	Wells Fargo Bank, N.A. (NAME)	MAP 41.04
4014 Havendale Drive (ADDRESS)	100 Hazel Path, Suite D (ADDRESS)	PARCEL 85.00
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Hendersonville, TN 37075 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ESTATE OF JUNE W. SPEARS, DECEASED, Joseph S. Spears, Susan Spears Garner, Donna Spears Paul and Nancy Spears Bretz

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Yona Boyd-Holman, a married woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, BEING Lot Number 171, Dalemere Subdivision, Section 7, as of record in Book 3700, Page 123, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description of said lot.

BEING the same property conveyed to Hubert Y. Spears and wife, June W. Spears by Warranty Deed from Richard E. Smotherman and wife, Sandra A. Smotherman, dated 8/17/79 of record in Book 5484, page 609, Register's Office for Davidson County, TN The said Hubert Y. Spears having predeceased the said June W. Spears, whom has since died, a widow, and Testate, a resident of Davidson County, Tennessee, on June 17, 2003. BY Last Will and Testament of June Weona Spears, Deceased, Docket No. 04P384, Probate Court for Davidson County, Tennessee, the herein described property was devised to Joseph D. Spears, Susan Spears Garner, Donna Spears Paul and Nancy Spears Bretz.

This conveyance is subject to taxes for the year 2007, and subsequent years, easements and restrictive covenants of record.

Joseph S. Spears being one and the same person as Joseph D. Spears.

This is unimproved ( ) improved (X) property, known as 4014 Havendale Drive, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 30th day of January, 2007

Joseph S. Spears

Donna Spears Paul

Susan Spears Garner

Nancy Spears Bretz

Joseph S. Spears, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Joseph S. Spears, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Executor of the Estate of June W. Spears, Deceased , the within named bargainor and that he as such Executor being authorized so to do, executed the foregoing instrument for the purposes therein contained by the said Joseph S. Spears, Executor of the Estate of June W. Spears, Deceased.

Witness my hand and official seal at office at Goodlettsville, Tennessee on this the 30th day of January, 2007.

Notary Public

My Commission Expires: 9/22/07

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph S. Spears, Susan Spears Garner, Donna Spears Paul and Nancy Spears Bretz as Devisee's under the Last Will and Testament of June W. Spears, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 30th day of January, 2007.

Notary Public

My Commission Expires: 9/22/07

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON